

IV. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean or sanitary condition.

V. No animals, livestock or poultry, except dogs, cats, or other household pets, shall be raised, kept or bred for any commercial purpose.

VI. Sewage disposal shall be municipal or community sewage disposal system, or if by septic tank, in compliance with the specifications of the State Board of Health.

VII. Names or numbers painted on mail boxes and/or any other names or numbers shall be painted in a professional manner.

VIII. This property is hereby declared to be a bird sanctuary and any hunting of any wild birds or animals is hereby prohibited.

IX. Unless the building known as the Rock House should be destroyed or otherwise become uninhabitable, this property shall not be subdivided or otherwise reduced to less than two acres. Nothing herein shall prevent the adjustment of property lines or the sale to or purchase from adjoining landowners of contiguous property so long as two acres remain with the Rock House and such property as is sold under these conditions shall not be used for building purposes unless it and any lot of which it becomes a part contains 18,000 sq. ft., in which case one single family dwelling may be constructed upon it, subject to the size restriction set forth in the next paragraph.

X. In the event the Rock House should be destroyed or otherwise become uninhabitable, this property and any subsequent additions thereto may be subdivided into lots so long as each lot contains at least 18,000 sq. ft. and each such lot shall have the following restriction as to size of dwelling:

(1) No one-story residence shall be constructed on any lot containing less than 1600 sq. ft. of floor space, exclusive of porches, garages, carports, patios, breezeways and basements.

(2) Size requirements for split level residences are the same as for one-story residences above, except that credit shall be given for one-half the square footage of any basement which is finished and heated.

(3) One and a half, two or two and a half story residences shall not contain less than 1200 square feet of floor space on the ground floor, nor less than 600 square feet on the second floor level, exclusive of porches, garages, carports, patios, breezeways and basements.